



SUTTON PLACE
BROCKENHURST
HAMPSHIRE
SO42 7TX



HAYWARD FOX
OF BROCKENHURST

GUIDE PRICE: £425,000



For more information on this property
or to arrange an accompanied
viewing, please contact:

01590 624300

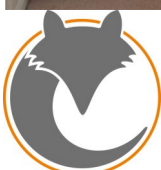
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SUTTON PLACE BROCKENHURST HAMPSHIRE SO42 7TX

A THREE BEDROOM SEMI-DETACHED HOUSE OCCUPYING A MOST GENEROUS PLOT WITHIN THIS SOUGHT AFTER DEVELOPMENT WITH THE ADDED BENEFITS OF BOTH A SUNLOUNGE AND CONSERVATORY.

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, SUN LOUNGE, FIRST FLOOR LANDING, THREE BEDROOMS, BATHROOM.
OUTSIDE: SUMMER HOUSE/STORE, GREENHOUSE, SHED AND LOGSTORE.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

Wooden entrance door with obscure stained glass centre pane to:

ENTRANCE HALL: Woodblock flooring. Radiator. Wall mounted central heating thermostat control. Coved ceiling. Stairs rising to first floor. Doors to sitting room and sun lounge.

CLOAKROOM: Comprising corner wash hand basin with tiled splashback; low level w.c. Wood block flooring. Radiator. Double glazed obscure UPVC Georgian style window.

SITTING ROOM: 15'8" x 14'11" (4.78m x 4.55m) maximum measurements Brick fireplace with slate hearth, wooden mantel and at present fitted woodburner. TV aerial point. Wood block flooring. Radiator. Coved ceiling. Understairs cupboard. Large double glazed UPVC Georgian style front aspect window with venetian shutters. Archway through to:

DINING ROOM: 9'9" x 8'11" (2.97m x 2.72m) Woodblock flooring. Radiator. Coved ceiling. Panelled bi-fold door to the kitchen and double glazed UPVC double doors to:

CONSERVATORY: 9'8" x 7'3" (2.95m x 2.21m) Of double glazed UPVC construction with polycarbonate pitched roof. Tiled floor. Radiator. Wall light point. Double glazed UPVC casement door leading out to the garden.

KITCHEN: 9'9" x 9'6" (2.97m x 2.9m) Well fitted modern kitchen comprising drawers and cupboards under ample roll top wood effect working surfaces with matching upstands. Space and plumbing for both automatic washing machine and dishwasher. Built-in Prima oven with four ring ceramic induction hob with stainless steel splashback and extractor in stainless steel canopy above. Integrated Bosch microwave. Range of matching eye level cupboards with concealed underlighting. Integrated upright fridge/freezer. Pull out racked larder cupboard. Tiled floor. Double glazed UPVC Georgian style window overlooking the rear garden. Part double glazed UPVC Georgian style door to the:

SUN LOUNGE: 22'2" x 10'8" (6.76m x 3.25m) A superb room overlooking both side and rear garden. Tiled floor. TV aerial point. Two radiators. Wall light points. Large double glazed UPVC windows to two aspects, double glazed UPVC double doors and single casement door opening to rear and side gardens. Polycarbonate pitched roof with ceiling light points.

FIRST FLOOR LANDING: Airing cupboard housing the Baxi Megaflow boiler for the central heating and domestic hot water with nearby programmer and adjacent solar panel programmer. Access to roof space via a drop-down loft ladder which is part boarded and has an electric light. Coved ceiling. Double glazed UPVC Georgian style side aspect window. Doors to:

BEDROOM ONE: 13'1" x 10'8" (3.99m x 3.25m) Radiator. Coved ceiling. Double glazed UPVC Georgian style front aspect window.

BEDROOM TWO: 9'9" x 8'11" (2.97m x 2.72m) plus built-in wardrobe cupboard housing the Boilermate integrated thermal storage cylinder with adjacent shelving and hanging. Useful storage cupboard above. Radiator. Coved ceiling. Double glazed UPVC Georgian style rear aspect window.

BEDROOM THREE: 7'11" x 7'10" (2.41m x 2.39m) plus door recess with built in wardrobe cupboard. Radiator. Coved ceiling. Double glazed UPVC Georgian style front aspect window.

BATHROOM: 9'5" x 5'9" (2.87m x 1.75m) Fully tiled. White suite comprising 'P' shaped bath with shower unit over; inset wash hand basin with drawers and cupboards under and mirror, open shelving, cupboard and downlighters above; low level w.c. Upright ladder style radiator. Coved ceiling. Double glazed obscure UPVC Georgian style windows.

OUTSIDE: The property is approached across a tarmac pathway with areas of lawn either side. Tarmac pathway continues to the side gate.

The side gate gives access to the side garden which is crazy paved with inset beds, all enclosed by dwarf walling and fencing.

COVERED LOG STORE: between the front wall and sun lounge.

GARDEN SHED: 8' x 6' (2.44m x 1.83m) With power and light.

REAR GARDEN: A most pleasant feature of the property with good sized paved patio immediately to the rear of the property with pergola and climbing shrubs over. Central area of lawn encompassed by well stocked borders. Feature fishpond. The garden is enclosed by timber fencing and mature hedging. Crazy paved pathway with pergola over continue past the **GREENHOUSE:** 8' x 4' (2.44m x 1.22m) down to the:

SUMMERHOUSE: Currently split into:

Office/Hobbies Room: 11'9" x 7'8" (3.58m x 2.34m) Fully lined. Power and light. Double glazed windows and double glazed double door with covered verandah to front.

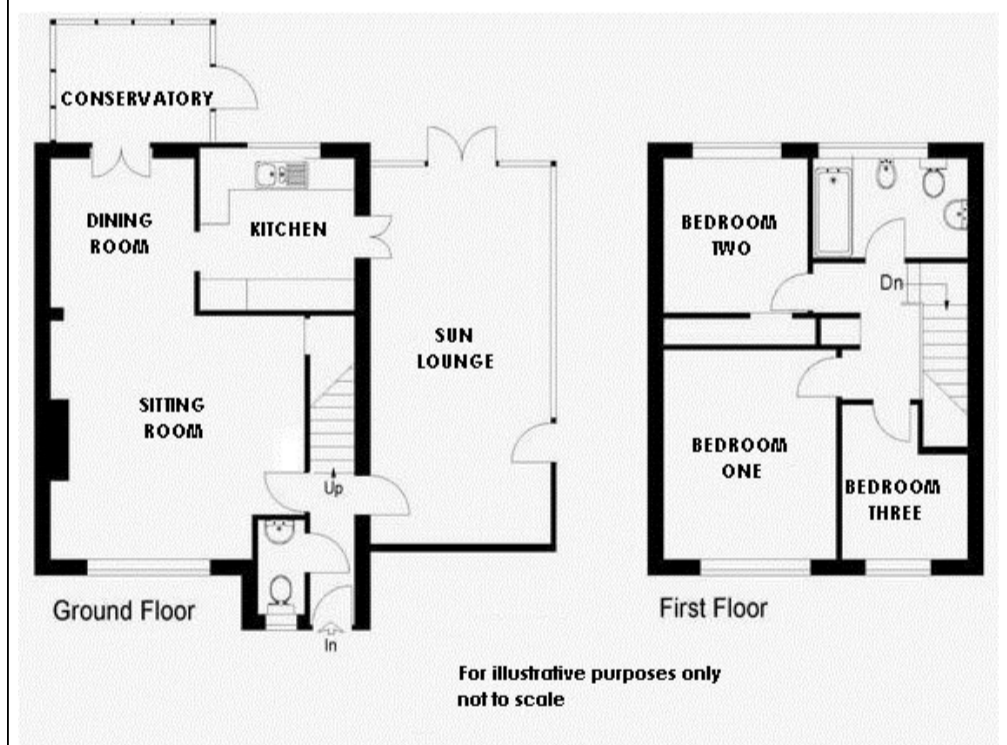
Store: 9'8" x 5'8" (2.95m x 1.73m) Again, fully lined. Electric light. Double glazed double doors to front.

Outside water tap and lighting.

GARAGE: In nearby block with UPVC roller door.

EPC RATING: Current - B81 Potential - B83

DIRECTIONAL NOTE: From the crossroads in the centre of the village, proceed in an easterly direction along Brookley Road, turning left at the end onto the A337 in the direction of Lyndhurst. Sutton Place is the third turning you come to on your left and the property can be found over to your right and is numbered.



REF: BRB0835

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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